| 177.0 | 0003 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 909,900 / 909,900 |
| | | | | | USE VALUE: | 909,900 / 909,900 |
| | | | | | ASSESSED: | 909,900 / 909,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 4 | | SYLVIA CT, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MCCLURE ERIN K |
| Owner 2: | FORGET BENOIT |
| Owner 3: | |
| Street 1: | 4 SYLVIA CT |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GEARY ROBERT - |
| Owner 2: | - |
| Street 1: | 42 MCKENNA DR |
| Twn/City: | N BILLERICA |
| St/Prov: | MA Cntry |
| Postal: | 01862 |

## NARRATIVE DESCRIPTION

This parcel contains .428 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Clapboard Exterior and 2642 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 18644.000 | 395,800 | | 514,100 | 909,900 |
| Total Card | 0.428 | 395,800 | | 514,100 | 909,900 |
| Total Parcel | 0.428 | 395,800 | | 514,100 | 909,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.34 /Parcel: 344.34

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 119525 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 10/20/08 |

!13879!

## PREVIOUS ASSESSMENT

Parcel ID: 177.0-0003-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 395,800 | 0 | 18,644. | 514,100 | 909,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 384,000 | 0 | 18,644. | 514,100 | 898,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 384,200 | 0 | 18,644. | 514,100 | 898,300 | 898,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 272,600 | 0 | 18,644. | 675,700 | 948,300 | 948,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 277,000 | 0 | 18,644. | 519,000 | 796,000 | 796,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 277,000 | 0 | 18,644. | 489,700 | 766,700 | 766,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 277,000 | 0 | 18,644. | 450,500 | 727,500 | 727,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 276,200 | 0 | 18,644. | 421,100 | 697,300 | 697,300 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 17:53:46 |

## LAST REV

| Date | Time |
|---|---|
| 11/15/21 | 09:27:00 |
| jorourke | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13879

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GEARY ROBERT | 70079-344 | | 10/16/2017 | Estate/Div | 800,000 | No | No | | |
| | 18719-252 | | 11/1/1987 | | 249,900 | No | No | | Celeste R Geary did 8/19/1996 |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/17/2018 | 1529 | Heat App | 3,300 | C | | | | |
| 1/31/2018 | 111 | Att. Gar | 60,000 | C | | | | |
| 11/27/2017 | 1570 | Foundati | 20,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/15/2021 | USPS | JO | Jenny O |
| 8/26/2021 | USPS | JO | Jenny O |
| 7/19/2019 | Left Notice | DGM | D Mann |
| 7/19/2019 | Permit Visit | DGM | D Mann |
| 10/20/2008 | Meas/Inspect | 163 | PATRIOT |
| 10/31/2000 | Hearing N/C | 197 | PATRIOT |
| 1/3/2000 | Meas/Inspect | 243 | PATRIOT |
| 11/1/1987 | | RG | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 119525 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 18644 | | Sq. Ft. | Site | | 0 | 70. | 0.39 | 6 | | | Easemen | -25 | | | | | 514,140 | | | | | | 514,100 | |

| Total AC/HA: | 0.42801 | Total SF/SM: | 18644 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 514,140 | Spl Credit | | Total: | 514,100 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1987 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 19. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 19.5 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.12398708 |
| Const Adj.: | 0.99000001 |
| Adj $ / SQ: | 144.657 |
| Other Features: | 95000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 491649 |
| Depreciation: | 95871 |
| Depreciated Total: | 395777 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

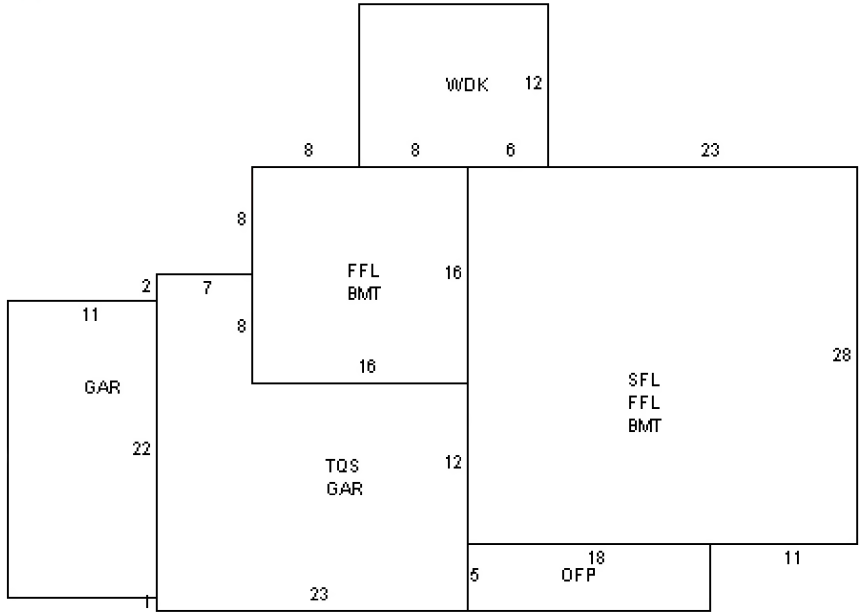
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 144.66 |
| Special Features: | 0 | Val/Su Net: | 93.57 |
| Final Total: | 395800 | Val/Su SzAd | 178.67 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,068 | 54.680 | 58,399 |
| FFL | First Floor | 1,068 | 144.660 | 154,494 |
| SFL | Second Floor | 812 | 144.660 | 117,462 |
| GAR | Garage | 689 | 18.440 | 12,707 |
| TQS | 3/4 Story | 335 | 144.660 | 48,496 |
| WDK | Deck | 168 | 11.830 | 1,988 |
| OFP | Open Porch | 90 | 34.490 | 3,104 |

| Net Sketched Area: | 4,230 | Total: | |
|---|---|---|---|
| Size Ad | 2215.25 | Gross Area | 10189 | FinArea | 2642 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 40 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

177.0-0003-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 9X10 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|